

Project Description *(Updated January 16, 2024)*

Project Title

Campbell Technology Park

Project Location

The approximately 17.28-acre project site is located at 635, 655, 675, 695 Campbell Technology Parkway in Campbell (Assessor's Parcel Numbers [APN]: 142-29-010; 412-29-011; 412-29-012; 412-29-015).

Project Applicant's/Sponsor's Name and Address

Campbell Technology Park, LLC
1960 The Alameda
San Jose, CA 95126

General Plan Designation

High Density Mixed-Use is the site's current General Plan designation but, on April 18, 2023, the Applicant submitted an SB 330 pre-application. At that time, the City had not yet adopted an updated 6th Cycle Housing Element, meaning the City was subject to the Builder's Remedy. The applicant's submission of a preliminary application under SB 330 therefore conferred upon the Applicant the vested right to apply the protections of the Builder's Remedy to the project through the remainder of its entitlement process. State law provides in these circumstances that a city may not deny the project based on inconsistency with these General Plan land use regulations (Gov. Code, § 65589.5, subd. (d)(5)) Therefore, the City may not evaluate the Project's consistency with either the General Plan designation that applied on April 18, 2023 or the current, High Density Mixed-Use designation.

Zoning

Planned Development (3.51 Acres) and High Density Mixed-Use (13.77 Acres) describe the project site's current zoning districts. However, as explained above, the applicant submitted a Builder's Remedy application, accompanied by an SB 330 pre-application. State Law provides that the City may not deny the project based on consistency with either the zoning district that existed on April 18, 2023 or the City's current zoning designations.

Project Description

Proposed Project

The project includes a Vesting Tentative Tract Map (VTTM) for development and a site and architectural review permit to accommodate the proposed project.

The proposed project consists of the development of 290 residential units. The proposed development would consist of 2-story single family detached homes (27 units), 3-story townhomes (149 units) and 4-story townhomes (114 units). Each unit would have a private two-car garage. Balconies and decks would provide private outdoor space for each unit.

Pursuant to Government Code section 65589.5(d), the project would provide 20% of the units for low-income households as required by the “Builders’ Remedy” of the Housing Accountability Act (Government Code section 65589.5(d)).

The project site is located within a half-mile of a major transit stop, and therefore cannot be subject to any minimum automobile parking requirements pursuant to Government Code section 65863.2. Nevertheless, a total of 718 parking would be provided to accommodate the proposed residential development. Of these, 580 parking spaces would be residential in-garage spaces and 138 would be guest parking dispersed throughout the site.

The hours of operation, as with any residential development, are 24 hours per day, seven days a week.

Project Goals and Benefits

The project goals are to provide medium density housing consistent with market demand, with a 20 percent affordability component.

The project's benefits include the provision of housing inventory to alleviate the regional (and statewide) housing crisis, and the provision of property tax revenues to the City.

Access, Circulation, and Parking

Primary access to the Project would be via the planned street connections and the emergency vehicle connections from the existing Campbell Technology Parkway at two locations. Pedestrian walkways would also connect to the existing Campbell Technology Parkway. EVA fire access is provided via an existing EVA easement at the northern end of the Project site from the existing Paseo de Palomas Lane.

Open Space and Landscaping

The landscape design and planting palette aim to create a unified community aesthetic. The landscape theme would feature vibrant, blossoming plants and evergreens that complement the proposed architecture and encourages pedestrian access and connectivity within the residential development. Internal streets and sidewalks would be planted with various street trees, placed to maximize solar exposure. Low-growing groundcover would enhance pedestrian connections to the public sidewalks. Two pocket parks are proposed on the site with amenities.

Utilities and Infrastructure

The project site is currently served by underground electric and communication lines, storm sewer lines, sanitary sewer lines, and domestic water lines. Existing and proposed utility connections are discussed below and shown on Figure 6.

Water. Water service is provided by the San Jose Water Company. The proposed project would include the installation of new water lines on the site that would connect to the proposed potable water mains within the existing Campbell Technology Parkway.

Wastewater. Wastewater service is provided by West Valley Sanitation District (WVSD). The proposed project would connect to existing 8" sewer mains along Campbell Technology Parkway that enter and traverse the site in the northerly direction through a series of public sewer easements. The 8" main ultimately leaves the site in the northeast corner and drains east towards Union Avenue.

Stormwater. The proposed project would include bioretention facilities and storm drains for stormwater quality control. Proposed bioretention and storm drain facilities would discharge to existing/proposed storm drain pipes. Proposed storm drainage facilities would conform to the Alameda County C.3 Stormwater Technical guidelines and requirements.

Electricity and Gas. Electricity and gas service is provided to the project site by the Pacific Gas & Electric Company (PG&E). The proposed project would include connections to proposed electricity and natural gas lines within the existing Campbell Technology Parkway.

Grading and Construction

Cut and fill from project grading would be balanced on-site. It is anticipated that the maximum depth of excavation for building pads would be approximately 5 feet and the maximum depth of utility trenching would be approximately 15 feet.

If approved, construction of the proposed project is anticipated to begin in June 2024 and would be completed by December 2025.

Figure 1: Preliminary Utility Plan (1 of 2)

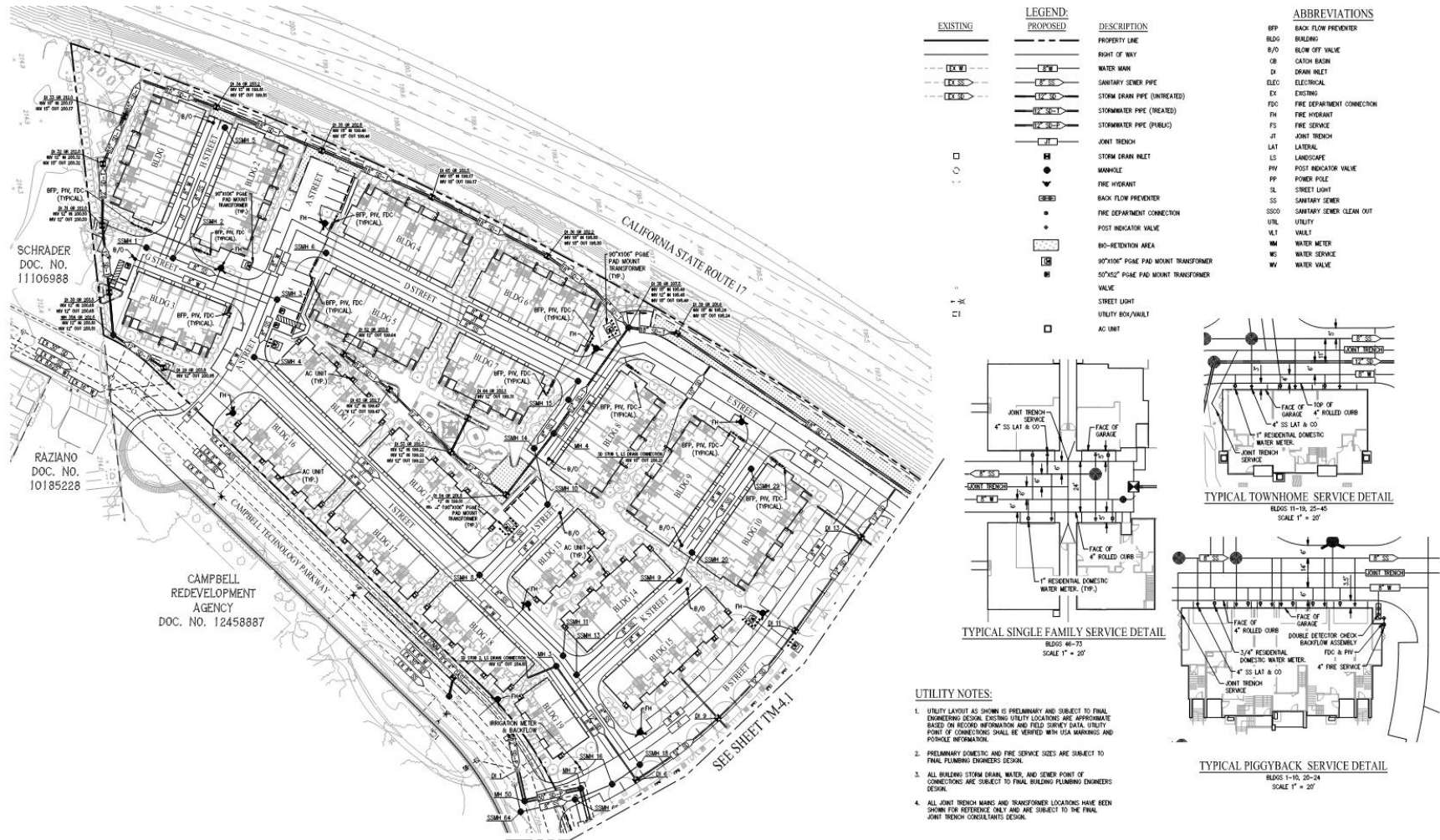
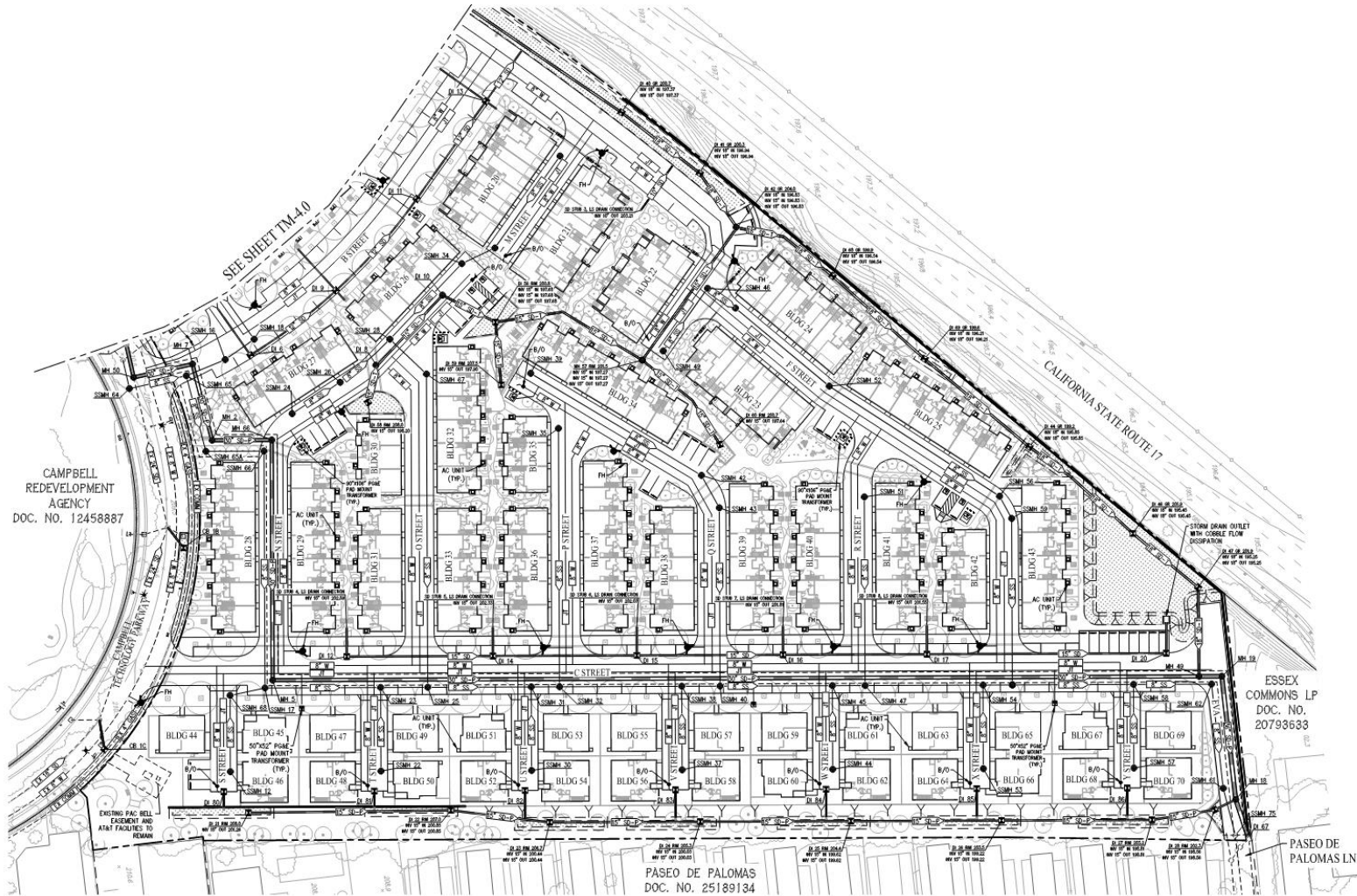


Figure 1: Preliminary Utility Plan (2 of 2)



Campbell
Technology
Park LLC

Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
JANUARY 15, 2023



PRELIMINARY UTILITY PLAN

TM-4.1